

## **Rural Desert Southwest Brownfields Coalition**

Quarterly Meeting

February 1, 2013 1:30 PM – 2:30 PM

Teleconference

### **Attendance:**

Levi Kryder- Nye County  
Cathreen Richards (Joshua Hart) – Inyo County  
Brian Loffman- BEC Environmental  
Joni Eastley - Nye County  
Lorinda Wichman- Nye County  
Jim Garza- White Pine County  
Amy Fanning – Nye County  
Nancy Boland –Esmeralda County

### **Acronyms:**

BOCC – Board of County Commissioners  
CEDDS- Comprehensive Economic Development Strategy  
DOI – Department of Interior  
EPA – Environmental Protection Agency  
GSA – General Services Administration  
MOU – Memorandum of Understanding  
NDEP – Nevada Division of Environmental Protection  
RFP – Request for Proposals  
ROW – Right of Way  
TAG – Technical Assistance Grant

**I. Introductions-** were made.

**II. Coalition Updates on Site Identifications, EPA Approvals & Assessments-**Given by Mr. Loffman

- a. Esmeralda- Completed Phase I of the Coaldale Junction and based on the results a recommendation was given to start Phase II work. The sampling and analyze plan is complete and submitted to Nye County and EPA for review. Loffman is hoping to get the approval back shortly and start doing the Phase II assessment on that site end of February.
- b. Inyo- Two Phase Is has been completed; Mount Whitney Fish Hatchery and PPG Industries Barkwood Plant (unsure of the spelling). We are currently preparing the sampling and analyze plan for those two sites. We had considered submitting one plan for both sites to cut down on traveling time but EPA prefers a separate plan for each site. Loffman hopes to get them submitted to Nye County and EPA next week, also plans on getting the Phase II work done closer to the end of February. Their technical contractors McGinley & Associates will be doing these Phase IIs in Inyo County. Loffman will be putting the reports together on a CD (files to large to email) and will distribute them to everyone. Loffman asked Richards (who is standing in for Hart) if there was an update on contacting the owner of Amargosa Opera House. Richards stated the owner has not been contacted yet and that she did some research on the site. She is not sure what the contamination is or why. Loffman stated that it

was left with Hart to contact the owner to see if she was willing to participate then go from there. Richards starting out wondering what the point would be for that site. Brian stated that besides the contamination issue there might not be anything there to qualify the site and we have to demonstrate to EPA that there is some redevelopment potential. Richards plans on having a more in depth conversation with Hart about this site and she asked about a timeline. Richards expressed the grant does have an end date in mind and we are about half way through it right now. He continues, if we are going to do anything with this site it needs to be with a month or so.

- c. Lincoln- McGinley & Associates, Bottenberg is working with Mike Baughman on identifying some sites. They have put together two to three sites they would like evaluated. One in particular is the Old Poch Mill site (unsure of spelling). They tried to evaluate The Caliente Hotel but it was recently acquired and became ineligible for the program. We do have a Phase I and Phase II completed in Lincoln County.
- d. Nye- No sites have been identified or in phase process at this point. Eileen Christensen might have a potential site to evaluate and Loffman will get more information from her. Eastley has an idea too that she will talk to Christensen about after the meeting.
- e. White Pine- McGill Library site, Bottenberg has been working with Jim Garza to schedule a site visit. They are coming out to take care of an abatement on some transformers in McGill at the ball park, while there they will visit the Library. They have been sent the contact information to the person with the key to the building. Loffman asked about the occupancy of the building and it's vacant at this time. Garza expressed it's a beautiful brick building, county owned, and this building would be perfect for a community center/library. Bottenberg hopes to complete the Phase I by the end of February.

### **III. Program Schedule**

- a. Updated progress schedule – review & comment- No discussion
- b. Budget status (see second page of this agenda) - Fanning did send this out to everyone. Eastley asked are we about 50 percentage through the grant funding. Loffman said that is correct. Eastley asked about administrative fee and mentioned we are more than half way through the money.

She also asked Loffman to remind her what institutional controls were on task eight. He stated ultimately as we move through this program we would like to identify up to five if not more different institutional controls that can be implemented by the various communities and counties as it relates to Phase I and Phase II work. Eastley reiterates she was asking what the definition of Institutional Control is. Loffman explains there are two different types of things that are typically looked at the Environmental World- Engineering Control and Institutional control. Engineering Control is like a fence, wall or security gate. Institutional Control is when you identify a portion of a site that is contaminated and you want to disclose that information to a future owner. Institutional Control might include survey information and/or a definition of the contaminated area. An example is a deed restriction to avoid construction

being done in contaminated section. BEC is evaluating the possibility of implementing Instructional Controls on tax abatement property sales. They are unsure if it's legal or something that all counties would do but they are looking into it.

Garza requested to add on the report a status of what is left of the budget to get a better perception. He asked about the travel expenses to the national conference and thought we should show that as projected expense. Fanning explains the travel expenses are part of the administrative costs already. Garza and Richards expressed the wanted to attend the conference. Fanning mentions the fund for supplies to development a map, binding reports and Area Wide Plans and the poster board we want to do for the conference is already budgeted outside of BEC. Fanning has Noemi blessing from the EPA to move some budget from Project Management costs to travel. Fanning asks the county representatives to invite their commissioners to come and expresses it's very important to get them involved. Richards states she will talk to Hart and pick which commissioner/supervisor would like to go. Boland states she will try to get someone to go as well. Garza asked Fanning to shoot him a snap shot/basic information on the conference, where they will be staying etc...This will help them know what's involved. Fanning mentions there are many workshops and events to attend and that one person can't get to everything so having two people there would be preferred. Richards agrees that's a good idea.

#### **IV. Program Communication & Information Sharing**

- a. **Brownfields Website (TerraSpectra)** - Loffman received an update from TerraSpectra and will send it to the Coalition members. They are asking for some alternate photos of each county that is unique to your region since each county will have their own page on the website. They also need current contact information for staff you want on the website that can be contacted regarding the Brownfields projects. Also requesting any other content that you might want on your page. Fanning asked if it will be up and running before the conference. Loffman states it's ready to go live with a push of button but they would like just a little more information and pictures from each county.

#### **V. Public Outreach**

- a. **Draft Outreach Plans**-have been completed. BEC had a meeting with Good Standing who will be contacting each county. So far only Inyo County has confirmed they were contacted by Geri. Loffman will follow up with Good Standing to make sure they contact each county. Boland requested a copy of the Draft Outreach Plan to be sent to her.

#### **VI. Area-Wide Planning**

- a. TerraSpectra Mapping-Loffman said a nice big map was produced that Fanning took to Oakland with her. They will have a county specific map to go along with that and all that information will be available on the website as well just click on the map links. TerraSpectra is continuing to update as we provide them with more information.
- b. Discussion & comment o the draft Area Wide Plan- no comments

- c. Brownfields National Conference – Poster Presentation Topics- Conference is May 14<sup>th</sup> through 17<sup>th</sup> in Atlanta Georgia. A topic and a write up must be submitted to the EPA by February 14<sup>th</sup>, 2013. Loffman asked for feedback on the email that was sent out. Richards asked if this coalition is unique to this program or are there other coalitions doing this work. Fanning said we are very unique because this is the first grant ever given over state lines. Richards and Loffman prefer the first option which illustrates in their opinion how special this coalition is. Fanning states that if the submission is approved by the EPA, we get a free booth at the conference. Eastley agrees with the number one option as well. Garza likes the fourth option due to the economic development element. Loffman feels the first option would get approved from the EPA and reminded everyone once we have the booth we can always change up and add too. Plans are having maps and a computer set up in the booth with the website live streaming giving the ability to show more information. Option one was picked by all and will be submitted.

**VII. Quarterly Report Update-** was sent out recently to all members and to EPA. Loffman reminds everyone feel free to call with any questions or comments.

**VIII. Institutional Control**

- a. **Phase I ESA prior to tax foreclosure sale-** this is the only one to date we would like to pursue; BEC is still checking on the legalities. They are unsure if a county or town can require a Phase I before a tax foreclosure sale. Loffman talks about it being a nice tool to know about properties before they are auctioned off. He will keep the coalition updated. Boland mentioned Coaldale junction had an environmental assessment and it was recognized there was a problem before it was sold for less. Loffman said that property actually inspired the idea for a potentially Institutional Control on foreclosed properties and this concept could protect all parties involved. Loffman states he is excited to do an assessment on that property and it's confirmed the property in only 40 acres not hundreds of acres.

**IX. Open Discussion-** none

**IX. Next Meeting**

- a. **Date, time and venue-** determined to be on April 19<sup>th</sup>, 2013 at 1:30 p.m. Noemi from EPA will be trying to attend this meeting but she might have to call in instead. Fanning continues with if Noemi is unable to make it in April she would like to set up a social event in Atlanta to meet everyone. Garza asked if everyone would have enough time to get everything together after the next meeting and before conference. Fanning suggested he bring any additional flyers or brochures about White Pine. Garza talked about taking pictures of the ball park and writing a small paragraph about the benefits the Brownfields project has done for their community. Fanning suggested sending that to BEC so they can make sure everything looks unified. Loffman mentioned the idea of having a secondary laptop at the booth with a scrolling slide that will showcase all the sites before and after pictures and pictures of the phase process etc. So he asked members to send those types of pictures to BEC and they would put together a power point for the slide show. Fanning then emphasizes taking advantage of this great opportunity to market and promote your counties.

If there is specific literatures you want bring i.e. RDA stuff she doesn't think there will be any objections to having it at the booth. Garza mentions bringing packages about their industry park. Fanning agrees and states we are here to work together and this is one way of doing that.

**X. Action Items**-none noted.